



General Assembly

February Session, 2010

Raised Bill No. 5279

LCO No. 987

* HB05279BA_FIN031710 *

Referred to Committee on Banks

Introduced by:
(BA)

AN ACT CONCERNING THE REAL ESTATE CONVEYANCE TAX.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 12-498 of the 2010 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2010*):

4 (a) The tax imposed by section 12-494 shall not apply to: (1) Deeds
5 which this state is prohibited from taxing under the Constitution or
6 laws of the United States; (2) deeds which secure a debt or other
7 obligation; (3) deeds to which this state or any of its political
8 subdivisions or its or their respective agencies is a party; (4) tax deeds;
9 (5) deeds of release of property which is security for a debt or other
10 obligation; (6) deeds of partition; (7) deeds made pursuant to mergers
11 of corporations; (8) deeds made by a subsidiary corporation to its
12 parent corporation for no consideration other than the cancellation or
13 surrender of the subsidiary's stock; (9) deeds made pursuant to a
14 decree of the Superior Court under section 46b-81, 49-24 or 52-495; (10)
15 deeds, when the consideration for the interest or property conveyed is
16 less than two thousand dollars; (11) deeds between affiliated
17 corporations, provided both of such corporations are exempt from

18 taxation pursuant to paragraph (2), (3) or (25) of Section 501(c) of the
 19 Internal Revenue Code of 1986, or any subsequent corresponding
 20 internal revenue code of the United States, as from time to time
 21 amended; (12) deeds made by a corporation which is exempt from
 22 taxation pursuant to paragraph (3) of Section 501(c) of the Internal
 23 Revenue Code of 1986, or any subsequent corresponding internal
 24 revenue code of the United States, as from time to time amended, to
 25 any corporation which is exempt from taxation pursuant to said
 26 paragraph (3) of said Section 501(c); (13) deeds made to any nonprofit
 27 organization which is organized for the purpose of holding
 28 undeveloped land in trust for conservation or recreation purposes; (14)
 29 deeds between spouses; (15) deeds of property for the Adriaen's
 30 Landing site or the stadium facility site, for purposes of the overall
 31 project, each as defined in section 32-651; (16) land transfers made on
 32 or after July 1, 1998, to a water company, as defined in section 16-1,
 33 provided the land is classified as class I or class II land, as defined in
 34 section 25-37c, after such transfer; (17) transfers or conveyances to
 35 effectuate a mere change of identity or form of ownership or
 36 organization, where there is no change in beneficial ownership; [and]
 37 (18) conveyances of residential property which occur not later than six
 38 months after the date on which the property was previously conveyed
 39 to the transferor if the transferor is (A) an employer which acquired the
 40 property from an employee pursuant to an employee relocation plan,
 41 or (B) an entity in the business of purchasing and selling residential
 42 property of employees who are being relocated pursuant to such a
 43 plan; (19) transfers of a transferor's principal residence in a deed in lieu
 44 of foreclosure; and (20) transfers of a transferor's principal residence
 45 where the gross purchase price is insufficient to pay the sum of (A)
 46 mortgages encumbering the property transferred, and (B) any real
 47 property taxes and municipal utility or other charges for which the
 48 municipality may place a lien on the property and which have priority
 49 over the mortgages encumbering the property transferred.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2010</i>	12-498(a)
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BA

Joint Favorable C/R

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